



Midpeninsula Regional
Open Space District

R-19-63
Meeting 19-13

AGENDA ITEM 9

AGENDA ITEM

Award of a Phase I Structural Assessment Contract for the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty Home

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into contract with ZFA Structural Engineers, of San Francisco, California for a not-to-exceed base contract amount of \$176,635.
2. Authorize a 15% contract contingency of \$26,495 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$203,130.

SUMMARY

The General Manager and staff are proposing a modified two-phase approach to proceed with the Structure Stabilization at Multiple Preserves Project (Project). Phase I includes a full assessment of the three structures, exploration of different preservation and stabilization alternatives, and Board selection of a preferred management alternative for each structure. Phase I gives the Board an opportunity to review the alternatives and make an informed decision on moving one alternative forward. Phase II includes the design development and implementation of the Board's selected alternative. Phase I is included in this contract. Phase II would come back to the Board at a later date for approval. The Project will analyze three alternatives: restrict perimeter access to the structures for public safety; stabilize the structures to allow perimeter visitor access for exterior viewing and interpretation; and improve the structures such that they can be repurposed for occupancy. ZFA Structural Engineers (ZFA) has been identified as the most qualified firm to complete the Project. The General Manager recommends awarding a contract to ZFA for a base amount of \$176,635, with a 15% contingency of \$26,495. Sufficient funds are included in the Fiscal Year (FY) 2018-19 budget and additional funds will be requested for the proposed FY2019-20 budget.

DISCUSSION

Staff has modified the design approach for the Structure Stabilization at Multiple Preserves Project based on Board deliberation at their April 24, 2019 Board meeting (see Attached 3, Board Report). The modified design approach delivers the design in two phases. Phase I includes an assessment and exploration of long-term management alternatives for the structures. The proposed assessment consists of a comprehensive review of existing reports, documents, and records, field reconnaissance, and preparation of a summary report of the findings. A basis of design (BOD) document will include findings for the following three proposed management alternatives for each structure:

1. Block off access to the structures, such that the public cannot enter the surrounding area, and remove or stabilize potential public safety hazards.
2. Stabilize the structures and site access routes for safe perimeter and exterior viewing by the public. Under this alternative, the structures would be retained for interpretive purposes.
3. Improve the structures such that they can be repurposed for a variety of uses as follows:
 - a. La Honda Creek White Barn: storage facility for District use
 - b. La Honda Creek Redwood Cabin: potential retreat, meeting space, or hikers hut
 - c. Beatty Property Home: limited use retreat or if relocated, as a residence (site has no viable water source)

For each of the above alternatives, the BOD will clearly detail the following elements:

- Cost-benefit analysis (including an order of magnitude cost)
- Feasibility
- Characteristics of the structures (including a summary of tasks and major repair items)
- Identification of applicable permitting agencies and their design standard requirements
- Identification of field or design constraints that may hinder design development or permitting
- Long-term maintenance obligations and order of magnitude cost over the next 20 years

The Board would review the BOD and select an alternative for each structure in fall 2019. Following Board selection, Phase II of this Project would commence. Phase II includes developing design documents for the Board-selected alternative for each structure. Depending on which alternative is selected for each structure and the complexity of the design work, after the design documents are complete, staff will evaluate if it is prudent to engage a third party review of the design to confirm that the project goals and desired design standards are met prior to submitting the design to the County for permitting.

This phased approach to design delivery will give the Board an opportunity to assess different alternatives for future management of the buildings and make an informed decision on which alternative to move forward for each building.

Consultant Selection

ZFA Structural Engineers was selected as the prime consultant for this work. Refer to Board report R-19-51 from the April 24, 2019 Board meeting for a summary of the consultant selection process for this Project. The composition of the recommended consulting team to pursue this work is as follows:

- ZFA Structural Engineers, prime consultant
 - Over 40 years of structural engineering experience preparing historic barn evaluations, analyzing and designing structures, and completing projects in remote locations
- Page and Turnbull Architects
 - Over 30 years of experience in the field of historic preservation and architecture; they have prepared historic resource evaluations and are the architect of record for a number of ranch rehabilitation projects

- Romig Engineers
 - Over 30 years of geotechnical engineering experience in foundation design review, landslide repair, and structure renovations
- Terracon
 - Over 20 years of experience consulting for hazardous materials management and abatement
- Albion Environmental
 - Over 20 years of experience guiding clients through federal, state, and local environmental regulatory requirements; their team consists of prehistoric archaeologists, historical archaeologists, anthropologists, and wildlife experts, with a focus in ornithology

FISCAL IMPACT

Project design is scheduled to take place in FY2018-19 and FY2019-20. The table below summarizes the contract cost breakdown by project and fiscal year. All recommended actions are Measure AA reimbursable. Subsequent tables outline each project budget and Measure AA portfolio impacts.

Structure Stabilization at Multiple Preserves Project (Phase I and II, design through construction support services)	FY2018-19	FY2019-20	Total
La Honda Creek White Barn Structural Rehabilitation (White Barn)	\$25,000	\$30,878	\$55,878
La Honda Creek Redwood Cabin Stabilization and Assessment (Redwood Cabin)	\$30,000	\$36,796	\$66,796
Beatty Parking Area and Trail Connections (Beatty Property Home)	\$0	\$53,961	\$53,961
<i>15% Contingency</i>	\$8,250	\$18,245	\$26,495
Total	\$63,250	\$139,880	\$203,130

The adopted FY2018-19 budget includes \$28,750 (with contingency) for the La Honda Creek White Barn Structural Rehabilitation project (MAA05-008). Additional funds will be requested for the proposed FY2019-20 budget to complete the contracted work.

MAA05-008	FY2018-19 <i>Adopted Budget</i>	FY2019-20 <i>Projected Budget</i>	Total
La Honda Creek White Barn Structural Rehabilitation	\$218,777	\$216,214	\$434,991
Spent-to-Date (as of 05/08/2019):	(\$1,144)	\$0	(\$1,144)
Encumbrances:	\$0	\$0	\$0
ZFA Structural Engineers Contract - Costs:	(\$25,000)	(\$30,878)	(\$55,878)
<i>15% Contingency:</i>	(\$3,750)	(\$4,632)	(\$8,382)
Budget Remaining (Proposed):	\$188,883	\$180,704	\$369,587

The FY2018-19 budget includes no funds for the La Honda Creek Redwood Cabin Stabilization and Assessment project (MAA05-XXX). A proposed net-zero budget adjustment of \$34,500 in Quarter 3 will be taken to the Board on May 15, 2019. Additional funds will be requested for the proposed FY2019-20 budget to complete the contracted work.

MAA05-XXX (<i>New for FY2019-20</i>)	FY2018-19 <i>Projected Amended Budget</i>	FY2019-20 <i>Projected Budget</i>	Total
La Honda Creek Redwood Cabin Stabilization and Assessment	\$34,500	\$246,233	\$280,733
Spent-to-Date (as of 05/08/2019):	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0
ZFA Structural Engineers Contract - Costs:	(\$30,000)	(\$36,796)	(\$66,796)
15% Contingency:	(\$4,500)	(\$5,519)	(\$10,019)
Budget Remaining (Proposed):	\$0	\$203,918	\$203,918

The following table outlines the MAA Portfolio #5 budget, costs-to-date, and the fiscal impact related to the La Honda Creek White Barn and the La Honda Creek Redwood Cabin Stabilization and Assessment projects.

MAA05 Portfolio La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing	\$11,733,000
Life-to-Date Spent (as of 05/08/2019):	(\$2,424,137)
Encumbrances:	\$0
FY2018-19 Recommended Action - Costs:	(\$63,250)
FY2019-20 Recommended Action - Costs:	(\$77,825)
Portfolio Remaining (Proposed):	\$9,167,788

There are sufficient funds in the FY2018-19 budget to begin the recommended contract work on the Beatty Property Home under the Beatty Parking Area and Trail Connections project (MAA22-004). Additional funds will be requested in the proposed FY2019-20 budget to complete the contracted work.

MAA22-004	FY2018-19 <i>Adopted Budget</i>	FY2019-20 <i>Projected Budget</i>	Total
Beatty Parking Area and Trail Connections	\$119,602	\$424,544	\$544,146
Spent-to-Date (as of 05/08/2019):	(\$5,958)	\$0	(\$5,958)
Encumbrances:	(\$16,496)	\$0	(\$16,496)
ZFA Structural Engineers Contract - Costs:	\$0	(\$53,961)	(\$53,961)
15% Contingency:	\$0	(\$8,094)	(\$8,094)
Budget Remaining (Proposed):	\$97,148	\$362,489	\$459,637

The following table outlines the MAA Portfolio #22 budget, costs-to-date, and the fiscal impact related to the Beatty Property Home.

MAA22 Portfolio Sierra Azul: Cathedral Oaks Public Access and Conservation Projects	\$6,714,000
Life-to-Date Spent (as of 05/08/2019):	(\$1,032,616)
Encumbrances:	(\$158,220)
FY2018-19 Recommended Action - Costs:	\$0
FY2019-20 Recommended Action - Costs:	(\$62,055)
Portfolio Remaining (Proposed):	\$5,461,109

BOARD COMMITTEE REVIEW

No Board Committee review has occurred for this Project. The La Honda Creek Master Plan was approved by at Board at the August 22, 2012 meeting (R-12-83).

PUBLIC NOTICE

Public notice of this Agenda Item was provided as required by the Brown Act.

CEQA COMPLIANCE

Award of contract is not subject to the California Environmental Quality Act. Refer to Board report R-19-51 from the April 24, 2019 Board meeting for further information on CEQA compliance.

NEXT STEPS

If approved, the General Manager will execute the contract with ZFA.

Attachments

1. Project Location Map for La Honda Creek Redwood Cabin and White Barn
2. Project Location Map for Beatty Property Home
3. Board Report R-19-51 from Board Meeting on April 24, 2019
4. Structure Notes and Photos of Deterioration
5. Response to Board Questions Asked at the April 24, 2019 Board Meeting

Responsible Department Head:

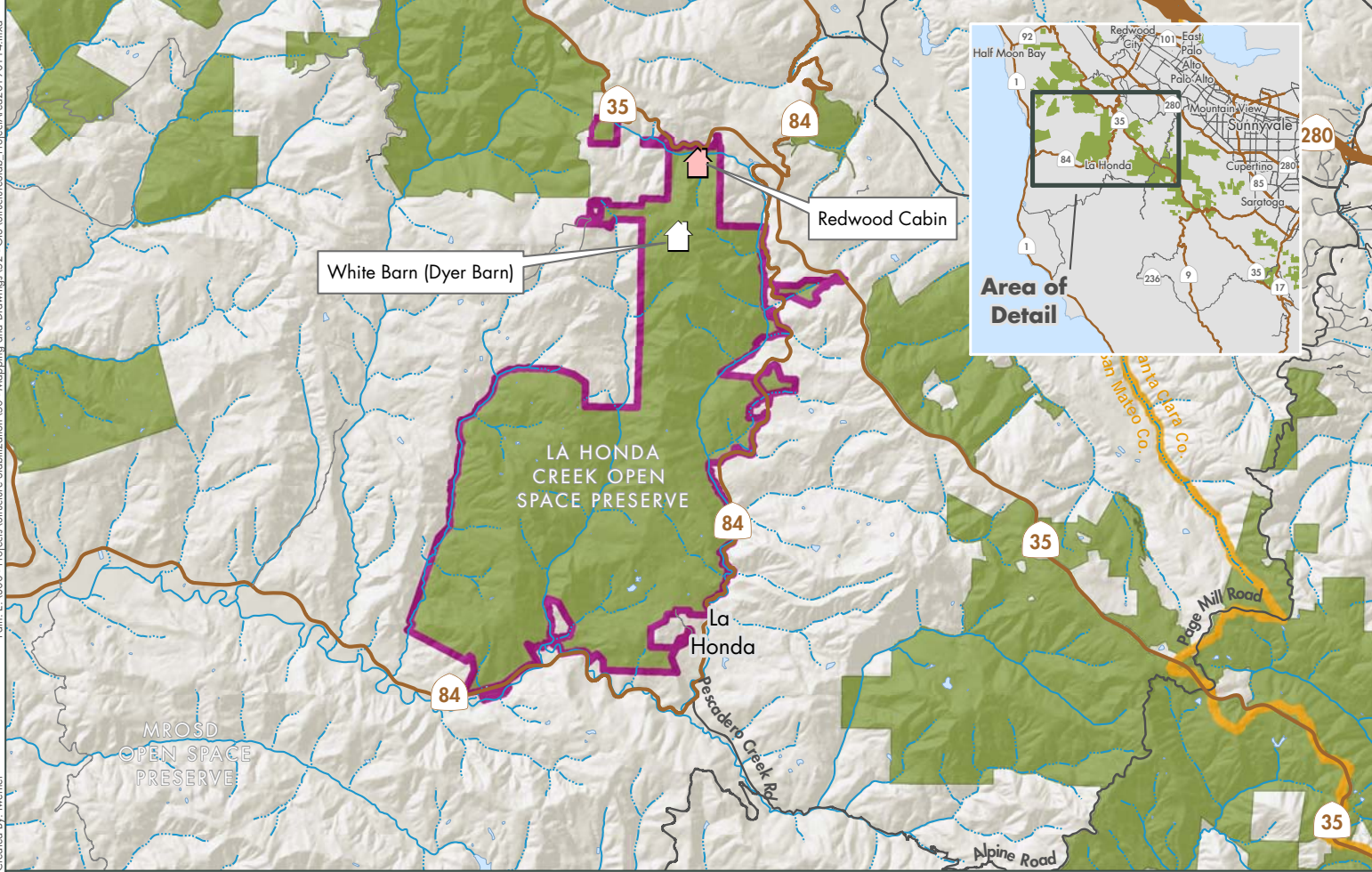
Jason Lin, Engineering & Construction Department Manager

Prepared by:

Tanisha Werner, Capital Project Manager III, Engineering & Construction Department

Graphics prepared by:

Nathan Greig, GIS Data Analyst I



Project Location Map for La Honda Creek Redwood Cabin and White Barn

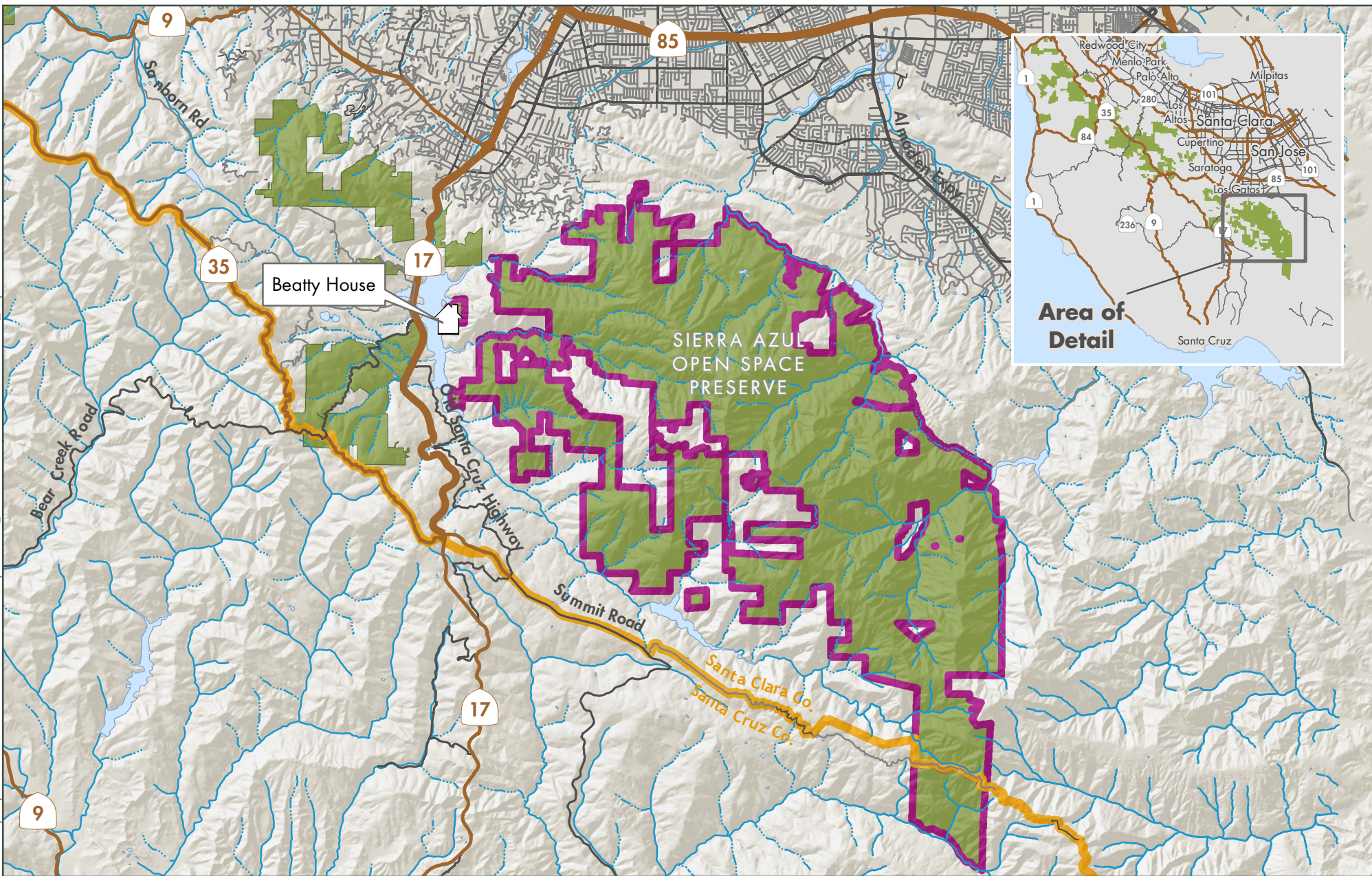
- MROSD Preserves
- Barn
- County Boundary
- Cabin

Midpeninsula Regional
Open Space District
(MROSD)
January 2019

ATTACHMENT 1



Path: G:\Projects\Sierra Azul\StructureStabilization\StructureStab_ProjectArea20181210.mxd
Created By: flopez



Project Location Map for Beatty Property Home

-  MROSD Preserves
-  Beatty House
-  County Boundary

Midpeninsula Regional
Open Space District
(MROSD)
December 2018

ATTACHMENT 2



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.



Midpeninsula Regional
Open Space District

R-19-51
Meeting 19-11
April 24, 2019

AGENDA ITEM 4

AGENDA ITEM

Award of an Engineering Contract for a Structure Stabilization Assessment of the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty Property Home

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into contract with ZFA Structural Engineers, of San Francisco, California for a not-to-exceed base contract amount of \$366,978.
2. Authorize a 15% contract contingency of \$55,047 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$422,025.

SUMMARY

The Structure Stabilization at Multiple Preserves (Project) consists of securing and stabilizing the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty Property Home. The Project requires professional services from an architect, archaeologist, structural engineer, geotechnical engineer, and hazardous materials specialist to prepare a complete set of construction documents for each structure. A Request for Proposals (RFP) was issued on January 18, 2019 and three firms submitted proposals. After a competitive selection process, ZFA Structural Engineers (ZFA) was identified as the most qualified firm to complete the Project. The General Manager recommends awarding a contract to ZFA for a base amount of \$366,978, with a 15% contingency of \$55,047. Sufficient funds are included in the Fiscal Year (FY) 2018-19 budget and additional funds will be requested for the proposed FY2019-20 budget. Phase I will include site assessments, basis of design development, preparation of construction documents, and permitting assistance. Phase II will include construction administration services at a cost of approximately \$37,968. This contract covers the Phase I and II services.

DISCUSSION

Background

The Midpeninsula Regional Open Space District (District) has identified three historically significant structures to stabilize and preserve: the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty Property Home. Due to the similar nature of design services and solicitation process, staff combined these three structures into one Project for economy of scale. Combining the projects also resulted in a higher level of consultant interest for this contract. The buildings display structural deterioration and decay from years of deferred maintenance. Preservation efforts will enable safe exterior viewing of the structures for the

public. The Project is specific to structure stabilization; it does not include trail or interpretive sign improvements.

The Project will provide site analysis, geotechnical engineering, archaeological resource surveying, structural engineering, and architectural historian services to provide stabilization measures for the three structures. A historic resources evaluation has been completed for the La Honda Creek White Barn and Beatty Property Home; a historic resource evaluation will be procured for the La Honda Creek Redwood Cabin before design services begin on this Project. The consultant team will review all existing documents, perform testing, prepare site assessment reports, develop construction documents, and provide permitting assistance. Findings from the site assessment will be summarized in a Basis of Design (BOD) report. This report will inform and guide the development of the construction documents.

The La Honda Creek Open Space Preserve Master Plan was approved by the Board in the August 22, 2012 meeting (R-12-83) and identified the White Barn and Redwood Cabin as two of the Preserve's most important cultural assets. Phase I of the Master Plan ranked the emergency maintenance repairs as high priority and the completion of a structural assessment as moderate priority.

Redwood Cabin: The La Honda Creek Redwood Cabin was constructed in 1928 and used as a recreational retreat by its original owner and organizations such as the YMCA and Rotary Club. It is an example of early recreational destinations and represents the region's history of logging. Its interior contains a large stone fireplace in the living room, two small bedrooms, a bathroom, and a kitchen. The exterior consists of redwood logs, timber roof framing, and a perimeter deck. The wood deck is supported on vertical poles that are partially embedded into the ground.

Biggs Cardosa Associates, Inc., (BCA) conducted a visual assessment of the Redwood Cabin on May 18, 2014. The assessment documents areas of localized deterioration and significant decay throughout the structure, particularly in the deck, vertical pole foundation, and roof areas. BCA recommends replacement or strengthening of the exterior deck and pole foundation to prevent further deterioration. Given the current condition of the structure and years of unaddressed deferred maintenance, this Project will provide an evaluation of the building's structural integrity and a structural engineer and architectural historian will design rehabilitation and preservation measures.

The rehabilitation of the Redwood Cabin satisfies the following La Honda Creek Open Space Preserve Master Plan Goals and Objectives:

- 1.3.h: Retain the cabin as a cultural resource;
- 1.3.i: Address deferred maintenance as necessary to extend building longevity; and
- 1.3.j: Hire a qualified architectural historian and structural engineer to evaluate the historical significance and condition of the redwood cabin and surrounding landscape features and make recommendations for preservation, interpretation, rehabilitation, and reuse.

White Barn: The La Honda Creek White Barn represents a long history of ranching and mid-19th century vernacular architecture. Aerial maps show that the original construction predates 1860 and the structure was partially rebuilt after 1900. Between 1860 and 1973, the White Barn was an integral part of cattle rangelands and a working farmstead. It continues to be surrounded by rich vegetation. The structure is rectangular and has redwood framing, a metal roof, and a wood

foundation. Due to its age and architectural significance, it is eligible for individual inclusion in the National Register and California Register of Historic Places and qualifies as a historical resource.

Interactive Resources prepared a Conditions Assessment and Recommendations Report for the White Barn on November 30, 2017. The Report asserts that the foundation is severely deteriorated and the barn has started to lean to the southwest due to the loss of foundation wood. A new foundation is likely required to stabilize the structure. Given the current condition of the structure and years of unaddressed deferred maintenance, this Project will provide an evaluation of the building's structural integrity and a structural engineer and architectural historian will design rehabilitation and preservation measures.

The rehabilitation of the White Barn satisfies the following La Honda Creek Open Space Preserve Master Plan Goals and Objectives:

- 1.3.d: Retain the White Barn as a cultural resource;
- 1.3.e: Address deferred maintenance as necessary to extend the building longevity; and
- 1.3.f: Hire a qualified architectural historian and structural engineer to evaluate the historical significance and condition of the White Barn and surrounding landscape features and make recommendations for preservation, interpretation, rehabilitation, and reuse.

Beatty Property Home: The Sierra Azul Beatty Property Home sits on a 55-acre homestead that is located at 17820 Alma Bridge Road, in unincorporated Santa Clara County. The homestead contains a home, a workshop/garage, and a shed. Although there is an assortment of structures on the Beatty Property, the home is the only structure associated with this Project. The home was built in the 1860s and was part of the extinct community of Alma, and is an important remnant of this historic town. This structure is eligible for individual inclusion in the National Register and California Register of Historic Places; it qualifies as a historic home.

The Beatty Property Home has a single wall construction with no foundation; there are wood posts and exterior walls resting on the ground. The floor level of the home shows signs of significant decay. The interior contains three small bedrooms, a substandard kitchen, and one bathroom.

The Sierra Azul Beatty Property is located between Santa Clara County (County) parklands and the Lexington Reservoir. Since the District purchased the property in 2008, the County and District have worked collaboratively to provide trail connectivity between the Sierra Azul Open Space Preserve and San Francisco Bay Area Ridge Trail. After the land purchase, the District and County entered into an agreement to record a conservation easement over the property. This easement requires the property to be maintained for open space and public park purposes. It also requires the construction of a trail connection linking the Lexington Reservoir County Park and Sierra Azul Open Space Preserve. This trail connection, and an accompanying parking lot, are part of a future project for the Beatty Property. The structure stabilization scope will preserve the structure and provide a landmark/destination for the public to enjoy as they explore the area.

Consultant Selection

An RFP was issued on January 18, 2019 on BidSync and a project announcement was emailed to twenty firms. A pre-proposal meeting and site tour was held on February 5, 2019 for the Beatty

Property Home and on February 7, 2019 for the La Honda Creek White Barn and Redwood Cabin. Five firms attended these meetings and three of these firms submitted proposals on February 19, 2019. The following table summarizes the fee schedule for each consultant.

Consultant	La Honda Creek White Barn	La Honda Creek Redwood Cabin	Beatty Property Home	Proposal Price
Knapp Architects	\$143,328.00	\$143,328.00	\$143,328.00	\$429,984.00
Mesiti-Miller Engineering, Inc.	\$201,334.00	\$211,994.00	\$193,069.00	\$606,397.00
ZFA Structural Engineers	\$117,363.00	\$133,729.00	\$115,886.00	\$366,978.00

Based on staff's thorough evaluation of the proposals, ZFA was deemed the most qualified given their project team's diverse field of knowledge, prior experience with structural assessments and historic structures preservation, and expertise in the field of structural engineering. ZFA demonstrated a strong knowledge of the project's background, setting, deliverables and goals, and submitted a quality proposal to perform the scope of work at a reasonable price. For these reasons, the General Manager recommends entering into an agreement with ZFA to complete the Project.

The ZFA project team consists of experts in the following fields:

- Structural Engineering
- Geotechnical Engineering
- Historic Architecture
- Civil Engineering
- Hazardous Materials Investigation and Remediation
- Construction Cost Estimate

Examples of relevant projects completed by ZFA's project team include:

- Emergency Landslide Repair (Woodside, CA) – landslide repair design and consultation
- Folger Ranch (San Mateo County, CA) – rehabilitation of a 1970's-era ranch style house
- Historic Trefethen Winery Barn Seismic Restoration and Retrofit (Napa, CA) – repair and retrofit of an existing barn
- Old Lincoln Ranch Barn Evaluations (Napa, CA) –evaluation of two 1900-era barns to determine feasibility of upgrading them for use as a commercial winery facility

This Project will be delivered in two Phases; both are covered under this contract. Phase I will include site analysis, geotechnical engineering, archaeological resource surveying, structural engineering, and architectural services to develop construction documents. The estimated Phase I fee for the Project is approximately \$329,010. Phase II will include construction administration services. The estimated Phase II fee for the Project is approximately \$37,968.

FISCAL IMPACT

Project design will take place in FY2018-19 and FY2019-20. The table below summarizes the contract cost breakdown by project and fiscal year. All recommended actions are Measure AA reimbursable. Subsequent tables outline each project budget and Measure AA portfolio impacts.

Structure Stabilization at Multiple Preserves Project (Phase I and II, design through construction support services)	FY2018-19	FY2019-20	Total
La Honda Creek White Barn Structural Rehabilitation (White Barn)	\$30,000	\$87,363	\$117,363
La Honda Creek Redwood Cabin Stabilization and Assessment (Redwood Cabin)	\$30,000	\$103,729	\$133,729
Beatty Parking Area and Trail Connections (Beatty Property Home)	\$0	\$115,886	\$115,886
<i>15% Contingency</i>	\$9,000	\$46,047	\$55,047
Total	\$69,000	\$353,025	\$422,025

The adopted FY2018-19 budget includes \$34,500 (with contingency) for the La Honda Creek White Barn Structural Rehabilitation project (MAA05-008). Additional funds will be requested for the proposed FY2019-20 budget to complete the contracted work.

MAA05-008	FY2018-19	FY2019-20	Total
	<i>Adopted Budget</i>	<i>Proposed Budget</i>	
La Honda Creek White Barn Structural Rehabilitation	\$218,777	\$216,214	\$434,991
Spent-to-Date (as of 03/18/2019):	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0
ZFA Structural Engineers Contract - Costs:	(\$30,000)	(\$87,363)	(\$117,363)
<i>15% Contingency:</i>	(\$4,500)	(\$13,104)	(\$17,604)
Budget Remaining (Proposed):	\$184,277	\$115,747	\$300,024

The FY2018-19 budget includes no funds for the La Honda Creek Redwood Cabin Stabilization and Assessment project (MAA05-XXX). A proposed net-zero budget adjustment of \$34,500 in Quarter 3 will be taken to the Board in May 2019. Additional funds will be requested for the proposed FY2019-20 budget to complete the contracted work.

MAA05-XXX (New for FY2019-20)	FY2018-19	FY2019-20	Total
	<i>Proposed Amended Budget</i>	<i>Proposed Budget</i>	
La Honda Creek Redwood Cabin Stabilization and Assessment	\$34,500	\$246,233	\$280,733
Spent-to-Date (as of 03/18/2019):	\$0	\$0	\$0

Encumbrances:	\$0	\$0	\$0
ZFA Structural Engineers Contract - Costs:	(\$30,000)	(\$103,729)	(\$133,729)
15% Contingency:	(\$4,500)	(\$15,559)	(\$20,059)
Budget Remaining (Proposed):	\$0	\$126,945	\$126,945

The following table outlines the MAA Portfolio #5 budget, costs-to-date, and the fiscal impact related to the La Honda Creek White Barn and the La Honda Creek Redwood Cabin Stabilization and Assessment projects.

MAA05 Portfolio La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing	\$11,733,000
Life-to-Date Spent (as of 03/18/2019):	(\$2,232,854)
Encumbrances:	\$0
FY2018-19 Recommended Action - Costs:	(\$69,000)
FY2019-20 Recommended Action - Costs:	(\$219,756)
Portfolio Remaining (Proposed):	\$9,211,390

There are sufficient funds in the FY2018-19 budget to begin the recommended contract work on the Beatty Property Home under the Beatty Parking Area and Trail Connections project (MAA22-004). Additional funds will be requested in the proposed FY2019-20 budget to complete the contracted work.

MAA22-004	FY2018-19 Adopted Budget	FY2019-20 Projected Budget	Total
Beatty Parking Area and Trail Connections	\$119,602	\$424,544	\$544,146
Spent-to-Date (as of 03/18/2019):	(\$192)	\$0	(\$192)
Encumbrances:	(\$22,235)	\$0	(\$22,235)
ZFA Structural Engineers Contract - Costs:	\$0	(\$115,886)	(\$115,886)
15% Contingency:	\$0	(\$17,383)	(\$17,383)
Budget Remaining (Proposed):	\$97,175	\$291,275	\$388,450

The following table outlines the MAA Portfolio #22 budget, costs-to-date, and the fiscal impact related to the Beatty Property Home.

MAA22 Portfolio Sierra Azul: Cathedral Oaks Public Access and Conservation Projects	\$6,714,000
Life-to-Date Spent (as of 03/18/2019):	(\$962,189)
Encumbrances:	(\$120,297)
FY2018-19 Recommended Action - Costs:	\$0
FY2019-20 Recommended Action - Costs:	(\$133,269)

Portfolio Remaining (Proposed):	\$5,498,245
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BOARD COMMITTEE REVIEW

No Board Committee review has occurred for this Project. The La Honda Creek Master Plan was approved by at Board at the August 22, 2012 meeting (R-12-83).

PUBLIC NOTICE

Public notice of this Agenda Item was provided as required by the Brown Act.

CEQA COMPLIANCE

Award of contract is not subject to the California Environmental Quality Act.

Potential environmental impacts associated with the proposed stabilization and maintenance repairs of the La Honda Creek Redwood Cabin and White Barn structures were included in the Initial Study/Mitigated Negative Declaration for the La Honda Creek Master Plan, adopted by the Board in August 2012. The proposed stabilization and repairs to these two structures at La Honda Creek Open Space Preserve would be consistent with the Board adopted Mitigated Negative Declaration.

Staff will conduct CEQA analysis of the Beatty Property structural stabilization and repairs as part of the future environmental review for the Beatty Property Staging Area and Trail Connections project, where initial planning and feasibility analysis is underway.

NEXT STEPS

If approved, the General Manager will execute the contract with ZFA. Design work will continue through 2020.

Attachments

1. Project Location Map for La Honda Creek Redwood Cabin and White Barn
2. Project Location Map for Beatty Property Home

Responsible Department Head:

Jason Lin, Engineering & Construction Department Manager

Prepared by:

Tanisha Werner, Capital Project Manager III, Engineering & Construction Department

Graphics prepared by:

Nathan Greig, GIS Data Analyst I

La Honda Creek Redwood Cabin:

- Three poles were tested for deterioration and all three had noted deterioration: a screw driver could be easily pushed into the poles below ground
- There are gaps where log walls penetrate through the floors, allowing rodents in the building
- Deck and sub-framing deterioration
- Some roof shingles deteriorated



Deteriorated deck around the cabin



Deteriorated vertical pole foundation



Deteriorated roof shingles

La Honda Creek White Barn

- Original redwood grade beam foundation is deteriorated
- Interior redwood grade beams are severely deteriorated
- Barn has a distinct lean
- Some corrosion on the metal roof



Lean to the building



Some rust on roof

Beatty Property Home

- Home is adjacent to a slope and the home is leaning a little
- Broken windows
- Some vandalism on the door frame



Beatty Home photo from the front



Beatty Home photo from the side



Some vandalism on door frame

Attachment 5: Response to Board Questions Asked at the April 24, 2019 Board Meeting

1. Are we making appropriate safeguards to guard our investment?

The basis of design (BOD) document will explore a cost-benefit analysis of each alternatives and provide more information on site/development constraints so that the Board can make an informed decision on which alternative to move forward into design development.

2. The District does not have a historic design committee. Who reviews the design drawings?

The design will comply with the California Historic Building Code and Secretary of the Interior's Standards for the Treatment of Historic Properties.

The County of San Mateo has design oversight for the La Honda Creek Redwood Cabin and White Barn; the County of Santa Clara has design oversight for the Beatty Property Home. As the design is developed, the project team will coordinate with both counties to solicit input on the proposed work. The County reviewers will identify conditions of approval for the proposed work, additional reviewing bodies (such as the Historic Heritage Commission), and the permit procurement steps/requirements process. Once the initial comments are gathered, the project team will refine the design and submit it for permit review with the counties. Throughout this process, District staff and the consultant team will comply with state, federal, and local design requirements for historic structures.

3. The La Honda Creek Redwood Cabin Visual Assessment report says that the structure is in generally good condition. Why are we proposing to rehabilitate this structure?

The 2014 Visual Assessment report for the La Honda Creek Redwood Cabin outlines the areas of deterioration in the cabin's foundation, deck, and roof areas. The project will address rehabilitation or replacement of these deteriorated elements.

4. Will the assessment confirm the prior evaluations and determine what would need to be replaced to maintain the structure, preserve, or stabilize it?

Yes, the assessment will confirm the prior evaluations and expand upon them, given current conditions. The assessment will also make recommendations to replace or rehabilitate various elements in the structures.

5. Will the assessment evaluate the appropriate measure to replace, rehabilitate, or restore the structures and will it indicate the cost of each option?

Yes, the basis of design document will evaluate alternatives to block access, stabilize the structures, or rehabilitate for reuse. It will also evaluate the feasibility and cost of each alternative.

6. Are we internally reviewing the plans? Who has oversight?

The County of San Mateo has design oversight for the La Honda Creek Redwood Cabin and White Barn; the County of Santa Clara has design oversight for the Beatty Property Home. District staff or a third party consultant will provide QA/QC for the plans internally, prior to submitting to the counties for design review and approval.

7. The structures are located in the wildland fire area. What measures are being taken to safeguard the structures against fire danger?

The design development will explore ways to mitigate the dangers associated with wild fires. While creating a defensible space around each structure is the preferred method to address fire danger, given the number of trees within a 100-foot perimeter around the La Honda Creek

Redwood Cabin and Beatty Property Home, creating a defensible space may be challenging. Other mitigation measures the design development will explore include brush clearing and selecting building material replacements that has fire retardant properties.

8. Why did we add the Beatty Property Home to the project scope?

The Beatty Property Home was added to the scope to capitalize on economy of scale with the other structure stabilization sites.

9. After improvements are made, how are we maintaining the buildings in the future?

As the design is developed, future maintenance obligations will be assessed. The consultant will design the improvements such that a large maintenance commitment is not required.

10. Are the structures listed on any of the historic registers?

Although the three structures qualify as historic structures, they are not listed on the State Register of Historic Places, National Register of Historic Places, or in the local Heritage Resource Inventory.